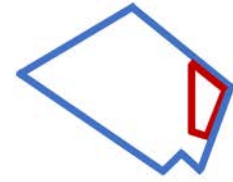




**Marc Elrich**  
County Executive



**Jewru Bandeh**  
Eastern Region Director

# East County Development Profile

## ECCAB Presentation

May 8, 2023

# East County Projects

## Completed

1. Adventist Hospital
2. Victory Crossing/Willow Manor
3. Hilton Home2 Suites Hotel
4. Giant – Orchard Center
5. Tesla Service Center

## Under Construction

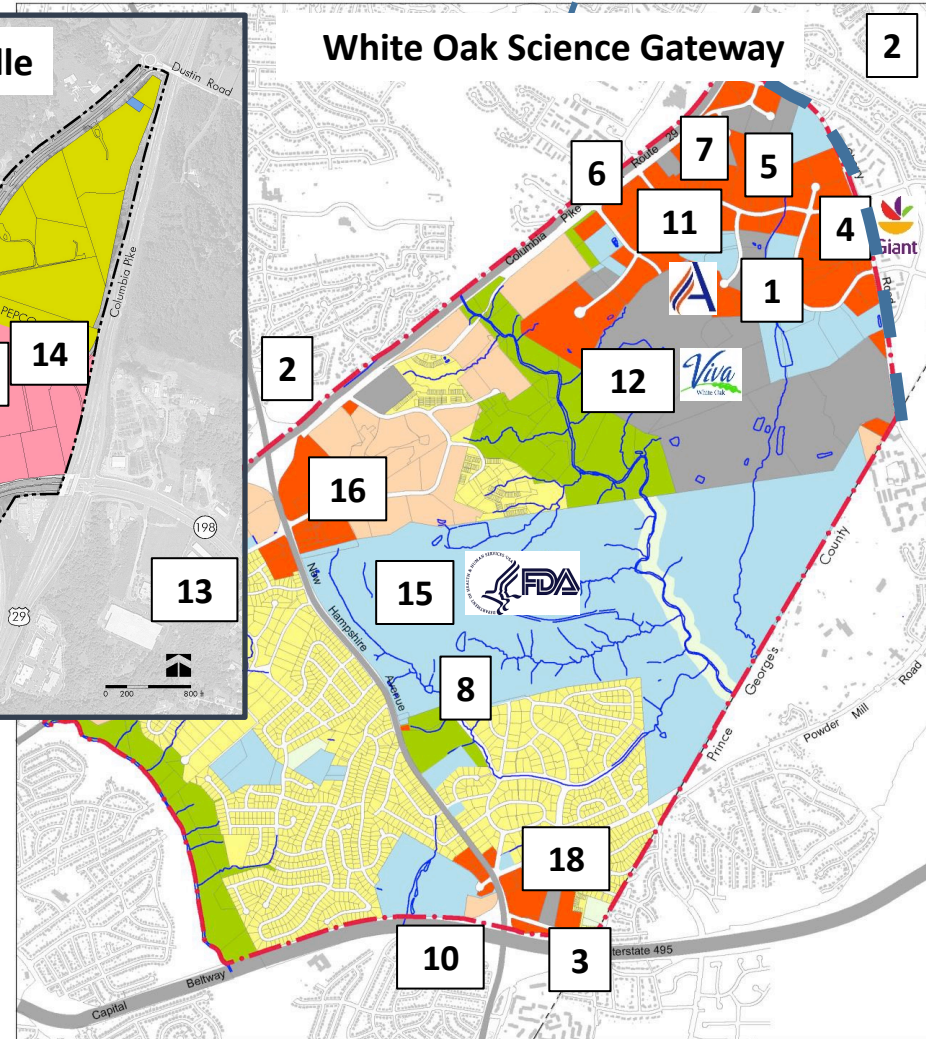
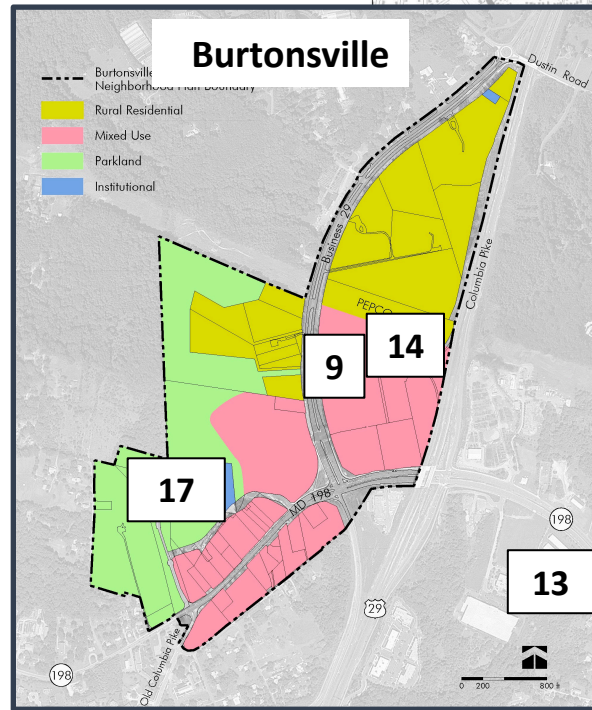
6. White Oak Town Center
7. White Oak Apartments
8. Hillandale Park
9. Burtonsville Crossing
10. Hillandale Gateway
11. MC Education Center

## Engineering

12. Viva White Oak
13. Brookstone Senior Housing
14. Burtonsville Apartments
15. FDA - Truck

## Future Development Opportunities

16. White Oak Shopping Center
17. Burtonsville Commercial Centers
18. Hillandale Shopping Center



# 1 - Adventist Health Care White Oak Medical Center

- Completed August 2019.
- Project: State of the Art medical facility with 198 private patient rooms.
- 1,900 Permanent Hospital Jobs.
- Seeking expansion to satisfy existing demand.





# 2 - Age Restricted Housing

- **Victory Crossing at White Oak** —
  - Completed 2018
  - Four story building
  - 105 units
  - Senior independent living
- **Willow Manor at Fairland** —
  - Completed in September 2020
  - Three story building
  - 122 units
  - Senior affordable mixed income.



# 3 - Hilton Home2 Suites Hotel

- Completed 2019
- New Hotel
- 100 rooms



# 4 – Orchard Center Giant Food Store #2332



- Opened August 5<sup>th</sup>, 2022, as a replacement for store #107. The new store has:
  - Full meat and seafood service
  - Expanded gourmet cheese selection and extensive prepared food offerings like smoked meat, freshly made sushi and pizza
  - Equipped with full-service deli and floral departments, a pharmacy and a Starbucks café.
- 27 Stores operating in Montgomery County, with 3,000 associates (full-time and part time).
- 2018-2023 – Invested over \$100M in remodels and new store relocations in Montgomery County.





# 5 - New Tesla Service Center



- 26,000 SF service center on 2320 Broadbirch Drive



# 6 - White Oak Town Center

- Status: Under Construction
- Project: 103,000 SF Mixed-Used development including 41,000 SF grocery store
- Developers: FINMARC Management Inc. & BMC
- Substantial Completion January 2024





# 7 - White Oak Apartments



- Status: Under Construction
- Project: 387 Residential Units
- Developer: The NPR Group



# 8 - Hillandale Park Renovation



- Status: Under Construction –
- The park renovation includes new:
  - Restroom & picnic shelter facility
  - Reconstruction of the main entrance and parking
  - Multi-age playground, lighted basketball courts
  - High-performance rectangular field with a softball diamond overlay
  - Asphalt loop trail and accessible walkways
  - Seating areas, installation of site furnishings
  - Tree preservation, landscape planting and stormwater management facilities.
  - Retention of the recently constructed picnic shelter and associated accessible parking area and the existing tennis courts.
- Expected completion Fall 2023



# 9 – Burtonsville Crossing



- Status: Under Construction
- New Community Plaza
- Grand opening second semester of 2023
- Anchor Tenants:
  - Sprouts
  - Domain Fitness & Performance
  - TJ Maxx





# 10 - Hillandale Gateway

- Status: Final Engineering Design and Permitting
- Leadership in Sustainable Design
- Project: Mixed-Use with 463 Residential Units and Commercial Development
- Developers: Duffie Companies, PS Ventures, HOC of Montgomery County



# 11 - Montgomery College Community Education Center



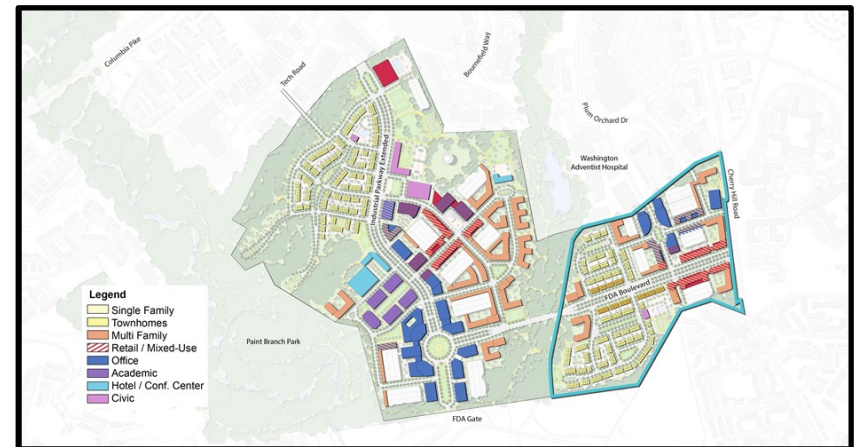
- 55,000 Square-Foot East County Education Center
- Classes, Programs, and Services Coming to the New Center
  - Small Business/Entrepreneurship
  - Cybersecurity/IT
  - Allied Healthcare
  - Early Childhood Education
  - English for speakers of other languages
  - General Studies
  - Raptor Central, the student support services one-stop shop for admissions and enrollment
- Opening Fall 2023
- Precursor to the East County (fourth) Campus



# 12 - Viva White Oak



- Public-Private Partnership
- New Bioscience-focused 280-acre mixed-use community where citizens will be able to live, work, learn and play
- Adjacent to the FDA Headquarters with excellent access to BWI international airport and the Intercounty Connector
- 6 million-square-feet of commercial development and 6,000 residential units
- Preliminary Plan approved, Site Plan design
- \$40 Million County contribution to assist the construction of necessary infrastructure





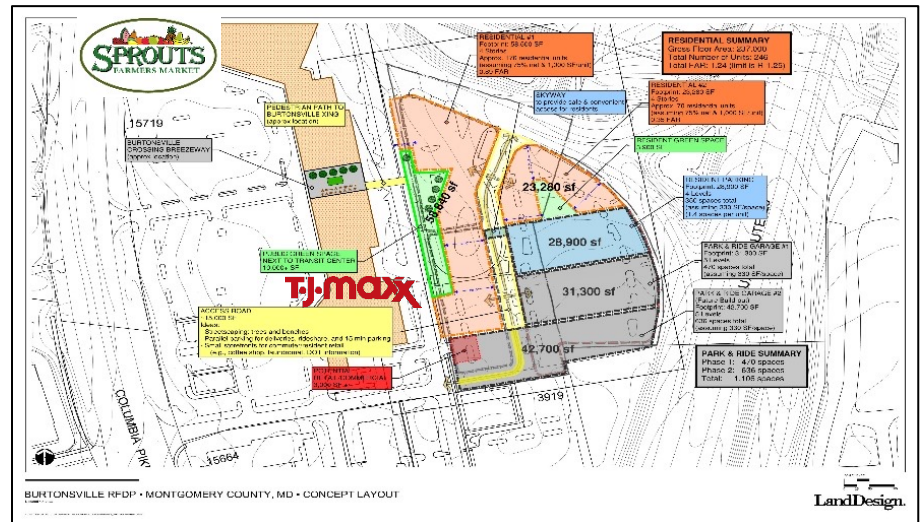
# 13 – Brookstone Senior Center

- Status: Engineering Design & Approval
- 176 Senior Living Units
- Project could open in late 2025 or 2026
- Services and Amenities:
  - Shuttle bus for shopping, dining
  - General store for residents
  - Bistro
  - Beauty salon
  - Swimming pool
  - Game room
  - Trails



# 14 - Burtonsville Apartments

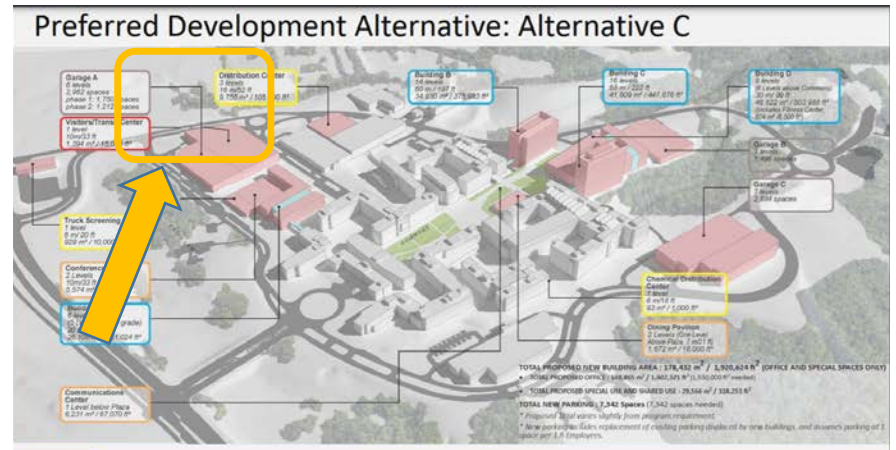
- 246 Multifamily Residential Units with Skyway for convenient and safe access.
- Pedestrian Crossing to New Burtonsville Crossing Breezeway / Gathering Area.
- Garage Structure for up to 1,000 spaces.
- First Equity Holdings Trust Inc



# 15 – Food and Drug Administration Truck Screening



- Proposed Truck Screening Facility, consistent with 2018 FDA FRC Master Plan, first new building to be implemented.
- Existing campus consists of 10 office and 4 laboratory buildings, totaling 3.8 million gross square feet.
- FDA White Oak Master Plan proposes to accommodate an additional 7,000 additional employees by 2035, totaling 18,000 employees.
- New construction of 1.9 million gsf of office space and special/shared use space.





# 16 - White Oak Shopping Center

- Anchored by Giant Food and Walgreens
- Sears Closed, For Sublease
- Adjacent to the FDA
- Total SF: 480,276
- Land Area: 27.9 acres



# 17 – Burtonsville Commercial Centers

- Master Plan
- Centers with diverse retailers and international restaurants.
- Burtonsville Access Road and the MD 198 (Section D) projects should stimulate the redevelopment of the existing center.
- Opportunity to improve pedestrian access, parking, landscaping and connections between both roadways.



# 18 - Hillandale Shopping Center and Vicinity



- Significant residential FAR has been included in the rezoning to allow for mixed-use development and to create the greatest incentive for redevelopment.
- New Hampshire BRT should provide an additional incentive for redevelopment.



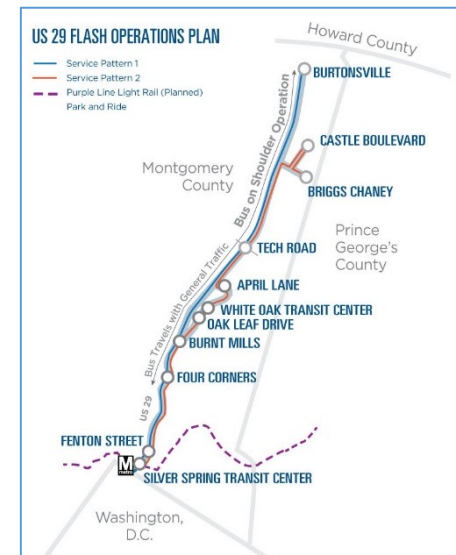
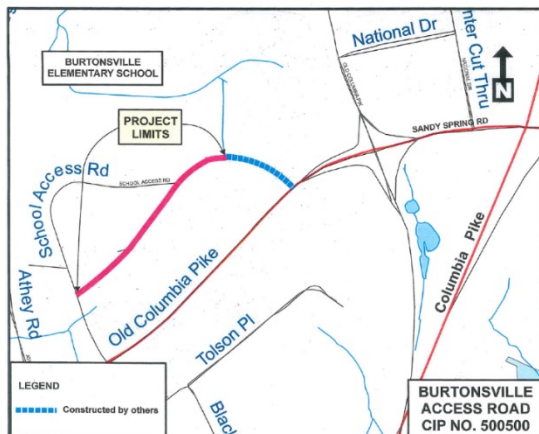
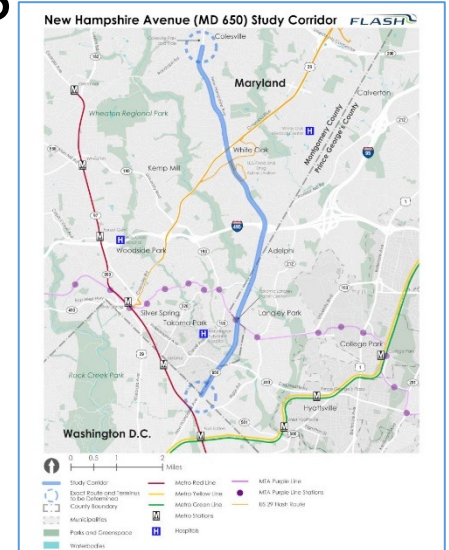
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(Labor College)





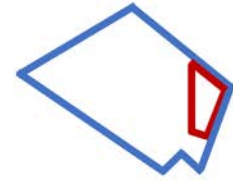
# Transportation Projects/Studies

- US 29 Phase I Completed
- US 29 Phase II Mobility & Reliability Study
- New Hampshire Flash Bus Rapid Transit Planning Study
- Burtonsville Access Road CIP





**Marc Elrich**  
County Executive



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Eastern Region Director

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